

BEG 663.60 FT S & 282.62 FT E OF
OF NW1/4 OF NW1/4, RUN E 136.20
W 136.20 FT, N 320 FT TO POB.

TYLER GREGORY T/TYLER LAURA J
159 SW BRADSHAW GLN
LAKE CITY, FL 32024

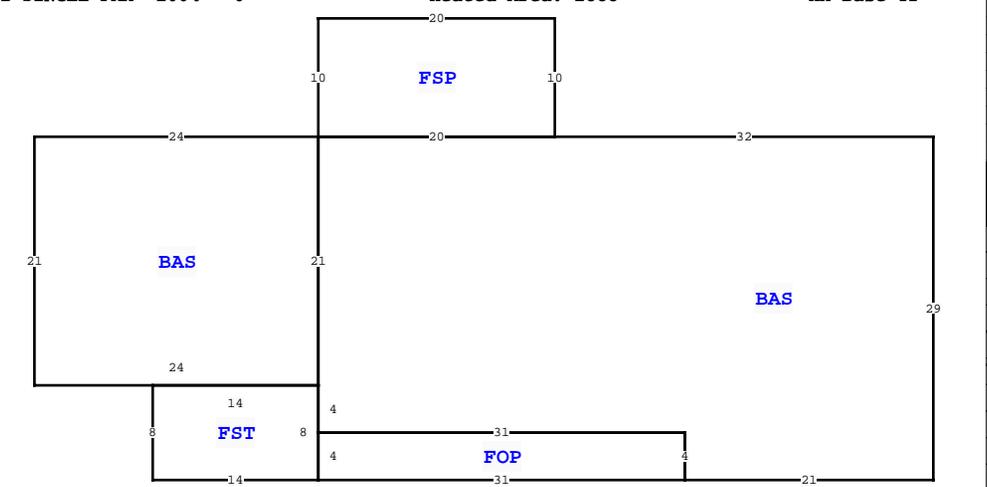
2026

01-5S-16-03397-004



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,067	121.1530	138.11	285,473	1980	1980	0	0	35.00	65.00



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
	01				
NEIGHBORHOOD/LOC					
1516.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	45,245
BAS	1,384	100		1,384	124,244
FOP	124	30		37	3,322
FSP	200	40		80	7,182
FST	112	55		62	5,566
TOTALS	2,324			2,067	185,557

159 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0200	GARAGE F	0	100	28	24	672.00	UT	6.80	100	1986	1986	3	100	4,570	
2	0294	SHED WOOD/	0	100	14	24	336.00	UT	2.00	100	1986	1986	3	100	672	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	300	

TOTAL OB/XF 5,842

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		185,557	
TOTAL MARKET OB/XF VALUE		5,842	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		214,399	
SOH/AGL Deduction		96,019	
ASSESSED VALUE		118,380	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		66,969	
TOTAL JUST VALUE		214,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,473	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0742/1044	2/28/1991	WD Q	I	66,900
GRANTOR: HAL WORTH				
GRANTEE: TYLER GREGORY T				
0580/0232	12/01/1985	WD Q	I	47,000
GRANTOR:				
GRANTEE:				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W32 FSP= N10W20 S10 E20W20 BAS= W24 S21 E24 N21\$ S21FST= W14 S8 E14 N8\$ S4 FOP= S4 E31 N4 W31\$ E31 S4 E21 N29\$.											